



SIMPLY GREEN

TOTNES ROAD,
NEWTON ABBOT

Offered to the Market for the First Time in 60 Years!

This charming 1950s detached family home is set within a generous one-third of an acre plot, offering a rare opportunity for renovation or potential development (subject to the necessary consents).

Centrally positioned within its expansive grounds, the property enjoys wraparound gardens, a private driveway, and a detached garage—with further scope for additional parking if desired.

Available with no onward chain, this much-loved home is now ready for its next chapter, and early viewing is highly recommended.

Property Description

A set of paved steps leads to a covered entrance porch, where a UPVC obscure double-glazed lead-effect patterned door with matching side window opens into a welcoming entrance hallway. The hallway features a staircase rising to the first floor with a charming porthole window and provides access to the principal ground floor rooms.

The living room is a spacious and bright reception area, benefiting from a large UPVC double-glazed lead-effect bay window overlooking the expansive front garden. A central fitted gas fire with an attractive surround adds a focal point, while picture rails and an additional UPVC double-glazed side window enhance the room's character.

The accommodation flows into a separate dining room, which also features a central fitted gas fire and a UPVC double-glazed lead-effect side window.

From here, a set of double-glazed doors with side panels leads to a delightful garden room. This versatile space offers panoramic views across the generous rear garden through UPVC double-glazed windows, a polycarbonate roof, and tiled flooring. A UPVC double-glazed door provides direct garden access, and plumbing is available for a washing machine.

The kitchen overlooks the rear aspect via a UPVC double-glazed window and is fitted with a one-and-a-half bowl single drainer sink set into worktops with part-tiled walls. A range of matching base units, drawers, and wall-mounted cupboards provide ample storage, alongside space for a cooker with extractor hood above, a fridge, and plumbing for a dishwasher or washing machine. There is also a useful understairs storage cupboard. From the kitchen, a door leads to a utility room with a glazed window and a barn-style door to the front of the property. A sliding door gives access to the downstairs cloakroom/WC.

First Floor Accommodation

The landing features a UPVC double-glazed lead-effect side window and picture rail, with doors to the main bedrooms and family bathroom.

There are three bedrooms on the first floor:

The master bedroom is a spacious double room with a UPVC double-glazed lead-effect window enjoying views over the front garden and Baker's Park, complemented by an additional side window and picture rail.

The second bedroom is also a generous double, with a UPVC double-glazed window overlooking the rear garden, a picture rail, and a further side window.

The third bedroom is a single room to the front, benefiting from a UPVC double-glazed window with views across Baker's Park.

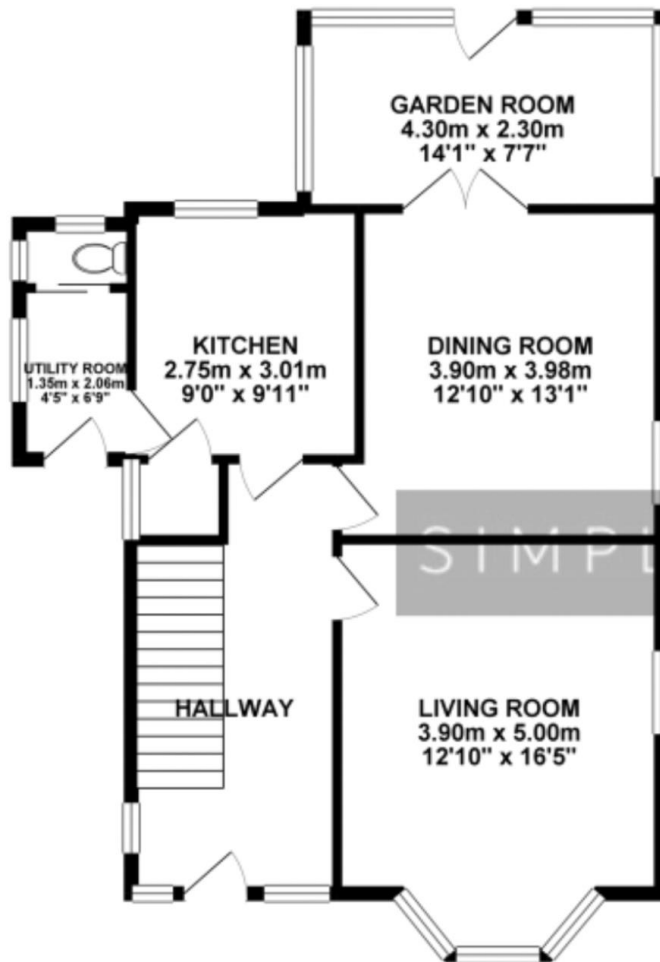
The accommodation concludes with a family bathroom comprising a panelled bath, separate shower cubicle, WC, built-in storage cupboards, and access to the loft. A UPVC double-glazed lead-effect window provides natural light.



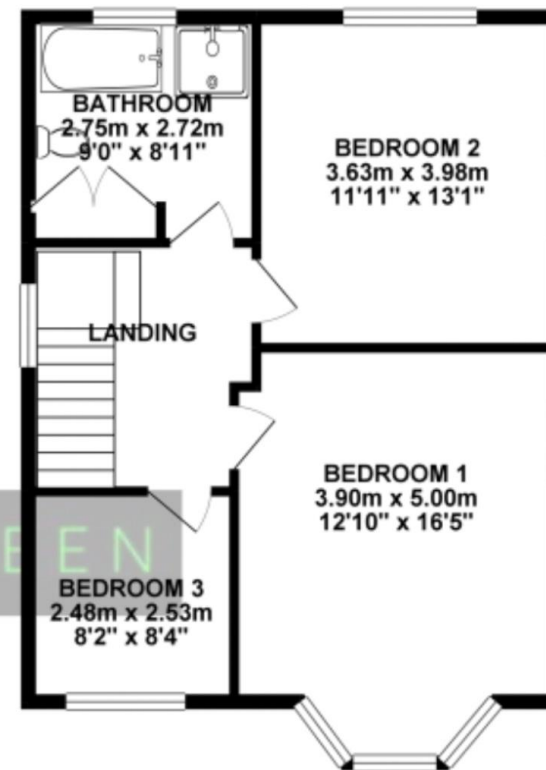




GROUND FLOOR 67.58 sq. m.
(727.42 sq. ft.)



1ST FLOOR 53.85 sq. m.
(579.60 sq. ft.)



TOTAL FLOOR AREA : 121.43 sq. m. (1307.02 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX BAND: E

TENURE: FREEHOLD

For more information on this house or to arrange a viewing please call the office on:

01626 798440

Alternatively, you can scan below to view all of the details of this property online.

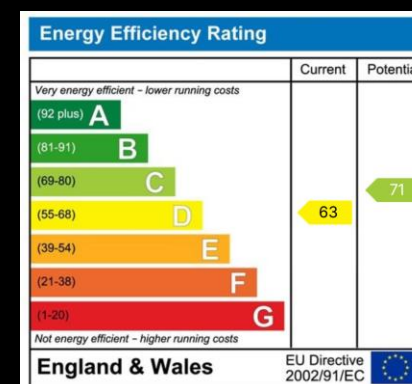


Outside

The property is approached via double wooden gates leading to a driveway that offers ample off-road parking and access to a detached single garage.

A real highlight of the property is the generous gardens, which wrap around the home and total approximately one-third of an acre. Primarily laid to lawn, they are framed by mature hedging and a variety of established flowerbeds, shrubs, and plants, creating a tranquil and private outdoor setting.

A double-glazed door offers direct access from the garden into the garden room, and paths allow access around the entire property.



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